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Entered on Docket
January 20, 2010

Filed Electronically _____

A handwritten signature in black ink that reads "Bruce A. Markell".

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Hon. Bruce A. Markell
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United States Bankruptcy Judge

WILDE & ASSOCIATES

Gregory L. Wilde, Esq.
Nevada Bar No. 004417
208 South Jones Boulevard
Las Vegas, Nevada 89107
Telephone: 702 258-8200
Fax: 702 258-8787
bk@wildelaw.com

and

MARK S. BOSCO, ESQ.

Arizona Bar No. 010167

TIFFANY & BOSCO, P.A.
2525 East Camelback Road, Suite 300
Phoenix, Arizona 85016
Telephone: (602) 255-6000
Wells Fargo Bank, N.A.
09-72642 / 1100237221

UNITED STATES BANKRUPTCY COURT

SOUTHERN DISTRICT OF NEVADA

In Re:

William Jerome Dembinski and Catherine Ann
Dembinski

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Debtors.

08-18273-bam

Motion no.
Date:
Time:

Chapter 13

25
ORDER VACATING AUTOMATIC STAY

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Pursuant to the Declaration re Breach of Condition filed on December 8, 2009 and Debtors
failure to cure the default prior to its expiration, and good cause appearing.

1 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the Automatic Stay in the
2 above-entitled bankruptcy proceeding is immediately vacated and extinguished for all purposes as to
3 Secured Creditor, Wells Fargo Bank, N.A. its assignees and/or successors in interest, and Secured
4 Creditor may proceed with a foreclosure of and hold a Trustee's Sale of the subject property, generally
5 described as 1332 Penhill Ct. , Henderson NV and legally described as follows:

6 Lot Seventy Two (72) in Block A of FOOTHILLS SOUTH NO. 14 -LEWIS HOMES, as shown
7 by Map thereof on file in Book 79 of Plats, page 51, in the office of the County Recorder of Clark
County, Nevada.

8 pursuant to applicable State Laws, and thereafter commence any action necessary to obtain complete
9 possession of the subject property.

10
11 **IT IS FURTHER ORDERED, ADJUDGED and DECREED** that the Secured Creditor shall
12 give Debtors at least five business days' notice of the time, place and date of sale.

13
14 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby
15 withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee
16 of the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its
17 secured Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the
18 foreclosure sale.

19
20 Submitted by:

21 Wilde & Associates

22 By /S/GREGORY L. WILDE

23 **GREGORY L. WILDE, ESQ.**
24 Attorney for Secured Creditor
25 208 South Jones Boulevard
26 Las Vegas, Nevada 89107

1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 The court waived the requirements of LR 9021.

3 No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 No parties appeared or filed written objections, and the trustee is the movant.

5 This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a
copy of this proposed order to all counsel who appeared at the hearing, and any trustee
appointed in this case, any unrepresented parties who appeared at the hearing, and each has
approved or disapproved the order, or failed to respond, as indicated below:

6 Debtor's counsel:

7 approved the form of this order disapproved the form of this order

8 waived the right to review the order and/or failed to respond to the document

9 appeared at the hearing, waived the right to review the order

10 matter unopposed, did not appear at the hearing, waived the right to review the order

11 Trustee:

12 approved the form of this order disapproved the form of this order

13 waived the right to review the order and/or failed to respond to the document

14 This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all
counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented
parties who appeared at the hearing, and each has approved or disapproved the order, or failed to
respond, as indicated below.

15 Debtor's counsel:

16 approved the form of this order disapproved the form of this order

17 waived the right to review the order and/or failed to respond to the document

18 appeared at the hearing, waived the right to review the order

19 matter unopposed, did not appear at the hearing, waived the right to review the order

20 Trustee:

21 approved the form of this order disapproved the form of this order

22 waived the right to review the order and/or failed to respond to the document

23 I certify that I have served a copy of this order with the motion, and no parties appeared or filed
written objection.

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

26 Gregory L. Wilde, Esq.

Attorney for Secured Creditor